



36 INANDA ROAD, HILLCREST  
PO BOX 2259, HILLCREST, 3650  
TEL: 031 765 8974  
FAX: 031 765 5970  
EMAIL: vic@vpd.co.za

---

**MOTIVATION LETTER FOR ALTERATIONS- ANNEXURE A**

**August 2022**

**Attention:**

**18 GARDEN ROAD, GRACELAND ESTATE, HILLCREST –  
EXG. COMMUNITY CENTRE**

**AMAFA: HERITAGE KWA-ZULU NATAL**

**To whom it may concern,**

This being the Existing Main Dwelling on the property, and plans were submitted in 2021 to AMAFA (approved), due to the fact that a fire broke out and the building burnt to the ground - the plan was to just rectify and re-establish what was there.

The retirement village will begin to do repairs later this year and as a community, they wish to intend to make minor changes internally, by doing the following:

1. By opening up the dining room, and demolishing the archways between the two dining areas and making one larger area for dining. Therefore, the retirement village can utilize this space on a bigger scale, where more people are able to dine together.
2. The retirement village would like to demolish the wall between the existing lounge and the existing private bar, and again, make a bigger room for larger functions.
3. They would also like to remove a door in an existing bedroom near the entrance, and brick up. The reason for this is that the room already has another access in the passage way around the corner and the retirement village feel it would benefit the utilization of the room.
4. The Retirement village have proposed removing the two doorways into the existing dining area as well as the existing lounge, and replacing with a double door (this would be more wheelchair friendly) and having a fanlight above the door to match the existing style.
5. A disabled bathroom is a requirement within such a building, as the building is to accommodate for elderly and for wheelchair access within the building. To allow for this with minimal alterations, demolishing a wall in the existing female's bathroom

and converting this space, by shifting the bath and wash hand basin to the proposed wall allows for the use of natural ventilation to both bathrooms.

The Retirement Village is trying to honor the existing building, by keeping the heritage of the building as much as possible and replacing what needs to be replaced with matching.

I trust this meets with your approval.

Regards



---

MR. V. Parnell  
VP Designs



---

George Brydal Martin  
Graceland Body Corporate